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REGULAR MEETING OF
JUNE 18, 2019
IN THE ERMA L. HENDERSON AUDITORIUM
ON THE 13TH FLOOR
COLEMAN A. YOUNG MUNICIPAL CENTER

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**

II. PROCEDURAL MATTERS

III. MINUTES:

- A. APPROVAL OF MINUTES: June 11, 2019**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:15 a.m. CASE NO.: 33-19 (aka BSEED SLU2018-00123)

APPLICANT: PANDA EASLY

LOCATION: 20136 Briarcliff Rd. between Bloomfield and Norfolk in a R1 Zone (Single-Family Residential District) - City Council District #2

LEGAL DESCRIPTION OF PROPERTY: E BRIARCLIFF RD 180 WOODWARD SUB L48 P89 PLATS, WCR 2/155 40 X 120

PROPOSAL: Panda Easily seeks to construct an accessory structure (garage) by modifying BSEED Permit # BLD 2018-02603 May 21, 2018) with excessive height in a R1 Zone (SINGLE-FAMILY RESIDENTIAL DISTRICT). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments and for a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance. Sec. 61-13-129. Height of accessory buildings. (a) No detached accessory building or structure in any R1 or R2 District shall exceed the height of the principal building or structure, or fifteen (15) feet, whichever is less. (b) The height of buildings accessory to single-family and two-family detached dwellings shall be limited to one (1) story, and shall not exceed fifteen (15) feet; the height of garage exceeds the maximum height for an accessory structure. (Sections 61-4-91(1) Permitted Dimensional Variances, Location or Amount of Off-Street-Parking, 61-13-129. Height of accessory buildings and 61-4-81 Approval Criteria).AP

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

10:00 a.m. **CASE NO.:** 31-19
APPLICANT: NEHA VEDPATHAK FOR CHARLEVOIX STUDIO & GARDENS
LOCATION: 6811 Charlevoix between Canton and Concord in a R2 Zone (Two-Family Residential District) City Council District #4
LEGAL DESCRIPTION OF PROPERTY: N CHARLEVOIX 85 MILLS SUB L26 P12 PLATS, W C R 15/32 108.14 X 40.69
PROPOSAL: Neha Vedpathak for Charlevoix Studio and Gardens requests permission to change a non-conforming Retail Grocery Confectionary (permit 71461 issued April 4, 1952) to an Art Studio and Technology Start Up Rental Space in a R2 Zone (TWO-FAMILY RESIDENTIAL DISTRICT). This case is appealed because a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to the provisions of Sec. 61-15-17 of this Code and Any increase in the gross floor area of a building that houses a nonconforming use shall be deemed an expansion of the nonconforming use. Any increase in the area of a zoning lot where a nonconforming use is located shall be deemed an expansion of the nonconforming use; (2) Any change to the site plan of a nonconforming use involving a structure; (3) The addition of any by-right or conditional land use to a nonconforming use upon the same zoning lot and within the same gross floor area shall be deemed an intensification of the nonconforming use. (Sections 61-15-16 Intensification of Nonconforming Uses, 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, 61-15-17 Required Findings and 61-4-81 Approval Criteria).AP

10:45 a.m. **CASE NO.:** 29-19 (aka BSEED 128-17)
APPLICANT: NABIL AL REFAAI
LOCATION: 13224 Joy Rd. (aka 13200 Joy Rd.) between Littlefield and Cheyenne in a B2 Zone (Local Business and Residential District)-City Council District #7
LEGAL DESCRIPTION OF PROPERTY: N JOY RD 242&243 ROBERT OAKMAN LAND COS MC FARLANE SUB L53 P54 PLATS, W C R 22/561 40 X 100
PROPOSAL: Nabil Al Refaai requests permission to expand a non-conforming Minor Motor Vehicle Repair (1054 square feet) by adding a 3,480 square foot building in a B2 zone (Local Business and Residential District). This case is appealed because a public hearing at the Board of Zoning Appeals shall be required in any instance that involves the expansion or intensification of a nonconforming use, subject to the provisions of Sec. 61-15-17 of this Code. Any increase in the gross floor area of a building that houses a nonconforming use shall be deemed an expansion of the nonconforming use. Any increase in the area of a zoning lot where a nonconforming use is located shall be deemed an expansion of the nonconforming use; (2) Any change to the site plan of a nonconforming use involving a structure; (3) The addition of any by-right or conditional land use to a nonconforming use upon the same zoning lot and within the same gross floor area shall be deemed an intensification of the nonconforming use; landscape buffer, dimension of driveway not included on site plan, height and fencing material of the right of way and gravel material is not an approved material for resurfacing lots. (Sections 61-15-16 Intensification of Nonconforming Uses, 61-4-91(6) Permitted Dimensional Variances, General Dimensional Standards, 61-15-17 Required Findings and 61-4-81 Approval Criteria).AP

- VII. **PUBLIC COMMENT / NEW BUSINESS**
Next Hearing Date: July 9, 2019
- VIII. **ADVISEMENTS / OLD BUSINESS**
- IX. **MEETING ADJOURNED**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.